

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE
W/S Allen Road, 375 ft. N of
C/I of Liberty Road
10808 Liberty Road
2nd Election District
3rd Councilmanic District
Charles William Allen, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-307-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance from Section 1A03.4.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 262 ft. diametrical dimension in lieu of the required 300 ft.; and from Sections 1A03.4.B.4 and 102.2 of the B.C.Z.R., to permit a 6 ft. distance between buildings and to the property's lot line, in lieu of the required 100 ft. and 50 ft., respectively. In the alternative, the Petitioners request relief pursuant to a Petition for Special Hearing, seeking approval of the identification of Parcel I, as shown on the site plan, as a buildable lot by including adjacent common owned lots as legally nonconforming and as a legitimate farm use.

All of the requested relief for the subject property is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petitions for Zoning Variance and Special Hearing.

The Co-Property Owner, Thomas W. Beaudet, appeared and testified. Also appearing and testifying on behalf of the Petition was Doug Trettien, the architect who prepared the plan. There were no Protestants present.

Although the requested relief appears complicated, the Petitioners' plans are quite simple. Mr. Beaudet, along with his mother and stepfather,

Charles William and Marie R. Allen, own a significant portion of agricultural property near the intersection of Maryland Route 26 and Allen Road. The front of the tract is partially zoned B.L. and features a number of structures thereon in connection with a business selling fruits and vegetables grown on the site. The subject Petition concerns the rear lot of the tract, identified as Parcel I. This unusually configured lot is 3.7588 acres in size and is zoned R.C.4. Mr. Beaudet proposes to construct a dwelling in which he will reside on the front portion of Parcel I. Due to the unusual shape of the property, a variance is requested as to the required diametrical distance. Further, because Mr. Beaudet wishes to construct the dwelling near the other improvements and to preserve as much farmland as possible, the proposed dwelling requires variances from the setback requirements.

The special hearing is filed as an alternative to the Petition for Variance. It is based upon the fact that adjoining properties are owned by members of Mr. Beaudet's family.

In considering the testimony and evidence offered, I am persuaded that the matter should be determined by a granting of the requested variances. As to the diametrical distance required, Mr. Beaudet has overcome his burden of showing practical difficulty/undue hardship due to the unusual configuration of the property. As is shown on Petitioners' Exhibit No. 1, there is no portion of the property which would support the minimal 300 ft. distance. Thus, the Co-Property Owner cannot comply with the strict requirements of the regulation.

As to the setback variances, I am, likewise, persuaded that they too should be granted. It is laudable that Mr. Beaudet wishes to construct his dwelling in the front portion of the property near the other structures

-2-

owned by his family. Although variances will be needed by placing the house at that location, it will preserve the balance of the site for agricultural purposes. Clearly, the preservation of agricultural uses in an R.C.4 zone is to be encouraged and I find Mr. Beaudet's plan wholly consistent with the spirit and intent of the R.C.4 regulation. For that reason, I must, likewise, conclude that Mr. Beaudet has met his burden and that the Petition for Zoning Variances as they relate to setbacks should be granted.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307 of the B.C.Z.R. and, therefore, should be granted. There is no evidence in the record that the subject variances would, in any way, adversely affect the health, safety and/or general welfare of the public. Further, strict compliance with the B.C.Z.R. would result in substantial practical difficulty and/or unreasonable hardship upon the property owner. Further, in view of my determination in granting the Petition for Zoning Variances, I find it unnecessary to address the Petition for Special Hearing.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of April, 1992, that a Petition for Zoning Variance from Section 1A03.4.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 262 ft. diametrical dimension, in lieu of the required 300 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein; and,

-3-

IT IS FURTHER ORDERED that a variance from Sections 1A03.4.B.4 and 102.2 of the B.C.Z.R., to permit a 6 ft. distance between buildings and to the property's lot line, in lieu of the required 100 ft. and 50 ft. respectively, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein; and,

IT IS FURTHER ORDERED, that a Petition for Special Hearing, seeking approval of the identification of Parcel I, as shown on the site plan, as a buildable lot by including adjacent common owned lots as legally nonconforming and as a legitimate farm use, is hereby MOOT.

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

-4-

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 857-4386

April 1, 1992

Mr. Thomas Beaudet
5761 Oakland Road
Sykesville, Maryland 21784

Mr. and Mrs. C. William Allen
10808 Liberty Road
Randallstown, Maryland 21133

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
Case No. 92-307-SPHA

Dear Mr. Beaudet and Mrs. and Mrs. Allen:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing has been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

92-307-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Parcel I as a buildable lot by considering the same adjacent common owned lots as legal nonconforming and as a legitimate farm use

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR. - 1HR.

AVAILABLE FOR HEARING

ALL MON./TUES./WED. - NEXT TWO MONTHS

REVIEWED BY: DATE 2/5/92



Petition for Variance

to the Zoning Commissioner of Baltimore County

92-307-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 1A03.4.B.3 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Parcel I as a buildable lot by considering the same adjacent common owned lots as legal nonconforming and as a legitimate farm use

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Signature

Address

City and State

Signature

Address

City and State

Signature

Address

City and State

Signature

Address

City and State

Signature

Address

City and State

Signature

Address

City and State



VANMAR ASSOCIATES INC.
Engineers-Surveyors-Planners
310 South Main Street, Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (301) 549-2751
Fax (301) 831-5003

Frederick Office
37 East Patrick Street
Frederick, Maryland 21701
(301) 695-0600

92-307-SPHA

C. William Allen, Marie R. Allen
and Thomas W. Beaudet
Liber 7825 Folio 124

Beginning at a point on the west side of Allen Road, which is 16 foot wide at the distance of 375 feet north of the centerline of the nearest improved intersecting street Liberty Road, Maryland Route 26 which is of variable width. As recorded in Deed Liber 7825, Folio 124

N. 73 26' 26" W. 159.32'
S. 14 52 19" W. 163.61'
W. 78 50' 20" E. 196.00'
N. 00 47' 03" E. 148.57'
N. 05 06' 34" E. 559.62'
S. 72 13' 08" E. 289.40'
S. 15 02' 38" W. 445.76'
S. 70 58' 12" E. 198.82'
S. 14 58' 02" W. 49.10 to the place of beginning containing 172,106 square feet or 3.951 acres. Also known as and located in the 2nd Election District.

#318



VANMAR ASSOCIATES INC.
Engineers-Surveyors-Planners
310 South Main Street, Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (301) 549-2751
Fax (301) 831-5603

Frederick Office
12 East Patrick Street
Frederick, Maryland 21701
(301) 695-0600

92-307-SPHA

C. WILLIAM ALLEN, MARIE R. ALLEN
AND THOMAS W. BEAUDET
LIBER 7825 FOLIO 124

Beginning for the same at a point at the northwesterly corner of the intersection of Maryland Route # 26, also known as Liberty Road, being of variable width, and Allen Road being 16' in width; thence running with the outlines of the lands recorded in Liber 7825 at Folio 124:

N. 14° 58' 02" E. 408.04'

N. 70° 57' 12" W. 198.82'

N. 15° 02' 38" E. 445.76'

N. 72° 13' 08" W. 289.40'

S. 05° 06' 34" W. 559.62'

S. 00° 47' 03" W. 334.73', to a point on the north side of Maryland Route # 26 and with said road

S. 73° 52' 17" E. 309.01' to the place of beginning, containing 261,974 square feet or 6.0141 acres more or less. Located in the Second Election District, Baltimore County, Maryland.

318

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 3-7-92
Posted for: Special Hearing & Variance
Petitioner: Charles William & Marie R. Allen
Location of property: West side of Allen Road, 375' N of c/l Liberty Road
Location of Sign: West side of Allen Road, in front of subject property
Remarks: _____
Posted by: L. E. Schmidt Date of return: March 5, 1992
Number of Signs: 2

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 113 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case Number: 92-307-SPHA
W/S Allen Road, 375' N of c/l Liberty Road
2nd Election District
3rd Councilmember
Petitioner(s): Charles William and Marie R. Allen
Hearing Date: Friday, March 27, 1992 at 9:00 a.m.
Special Hearing: To approve Parcel 1 as a buildable lot by considering the same adjacent common owned lots as legal non-conforming and as a legitimate farm use. Variance: To permit a 262 foot diametral dimension in lieu of the minimum 300 feet; and to permit 6 feet between buildings and to the lot line in lieu of 100 feet and 50 feet, respectively.
LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County
03/30/94 March 5

CERTIFICATE OF PUBLICATION
TOWSON, MD. March 5, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 5, 1992.

THE JEFFERSONIAN,

S. Zeke Olson

Publisher

84.39

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 113 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case Number: 92-307-SPHA
W/S Allen Road, 375' N of c/l Liberty Road
2nd Election District
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LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County
03/30/94 March 5

CERTIFICATE OF PUBLICATION
TOWSON, MD. March 5, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 5, 1992.

OWINGS MILLS TIMES,

S. Zeke Olson

Publisher

84.39



Baltimore County
Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Receipt

Date

Account: R 001 6150
Number

Item #

Cashier Validation

Please Make Checks Payable To: Baltimore County



Baltimore County
Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Receipt

Date

Account: R 001 6150
Number

92-307

Cashier Validation

Please Make Checks Payable To: Baltimore County

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 3/9/92

Charles and Marie Allen
10808 Liberty Road
Randallstown, Maryland 21133

RE:

CASE NUMBER: 92-307-SPHA
W/S Allen Road, 375' N of c/l Liberty Road
2nd Election District - 3rd Councilmember
Petitioner(s): Charles William and Marie R. Allen

Dear Petitioner(s):

Please be advised that \$ 134.39 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your name and/or address noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 26, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-307-SPHA
W/S Allen Road, 375' N of c/l Liberty Road
2nd Election District - 3rd Councilmember
Petitioner(s): Charles William and Marie R. Allen
HEARING: FRIDAY, MARCH 27, 1992 at 9:00 a.m.

Special Hearing to approve Parcel 1 as a buildable lot by considering the same adjacent common owned lots as legal non-conforming and as a legitimate farm use. Variance: To permit a 262 foot diametral dimension in lieu of the minimum 300 feet; and to permit 6 feet between buildings and to the lot line in lieu of 100 feet and 50 feet, respectively.

Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Charles and Marie Allen

111 West Chesapeake Avenue
Towson, MD 21204

March 16, 1992

(410) 887-3353

Mr. & Mrs. Charles W. Allen
10808 Liberty Road
Randallstown, MD 21133

RE: Item No. 318, Case No. 92-307-SPHA
Petitioner: Charles W. Allen, et ux
Petition for Variance

Dear Mr. & Mrs. Allen:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
5th day of February, 1992.

ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Charles W. Allen, et al

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration
and Development Management

DATE: March 12, 1992

FROM: Gary Kerns, Chief
Community and Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: Allen Property, Item No. 318

In reference to the applicant's request, staff is unable to provide substantive comments due to the lack of information provided in the subject case.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:

Jeffrey Long
Jeffrey Long

GK:JL:prh
ITEM318.ZAC/ZAC1

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: March 18, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: February 25, 1992

This office has no comments for item numbers 318, 321, 322, 323 and 327.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED
MAR 18 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

February 25, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #318, Zoning Advisory Committee Meeting of February 25, 1992, Charles William Allen and Marie Ritty Allen, W/S Allen Road, 375' N of centerline Liberty Road, D-2, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests must be conducted.

Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

JSF:rmp
318.ZNG/GWRMP

RECEIVED
FEB 26 1992
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

MARCH 3, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHARLES WILLIAM ALLEN AND MARIE RITTY ALLEN
Location: W/S ALLEN ROAD
Item No.: 318 Zoning Agenda: FEBRUARY 25, 1992

Certificates:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John J. Lavelle* Petered and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/BER

RECEIVED
MAR 5 1992
ZONING OFFICE

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION
Memorandum

TO: Julie Winiarski
Office of Zoning Administration and
Development Management

FROM: A. J. Haley, Deputy Director
Economic Development Commission

DATE: February 24, 1992

RE: Zoning Advisory Comments for Meeting of February 25, 1992

This office has no comment for items 318, 321, 322, 323, and 324.

RECEIVED
FEB 26 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: March 13, 1992

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 25, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 321, 322, 323, 324 and 327.

For Items 297 and 326, the previous County Review Group Comments still apply.

For Item 80 (Case No. 90-282-SPHXA), a continued County Review Group Meeting and revised plan are required.

For Item 318, the site must be submitted through the new subdivision process for review and comments.

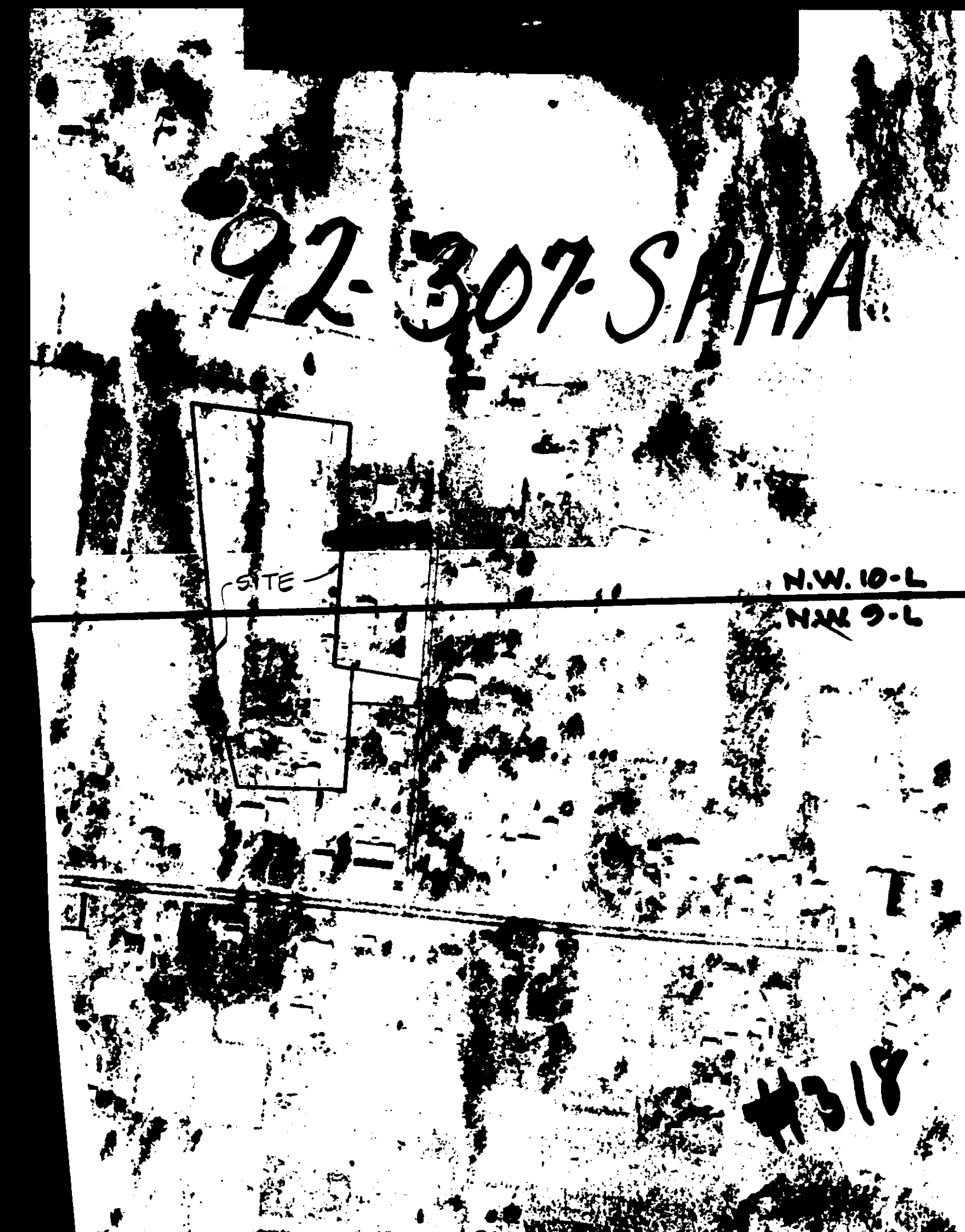
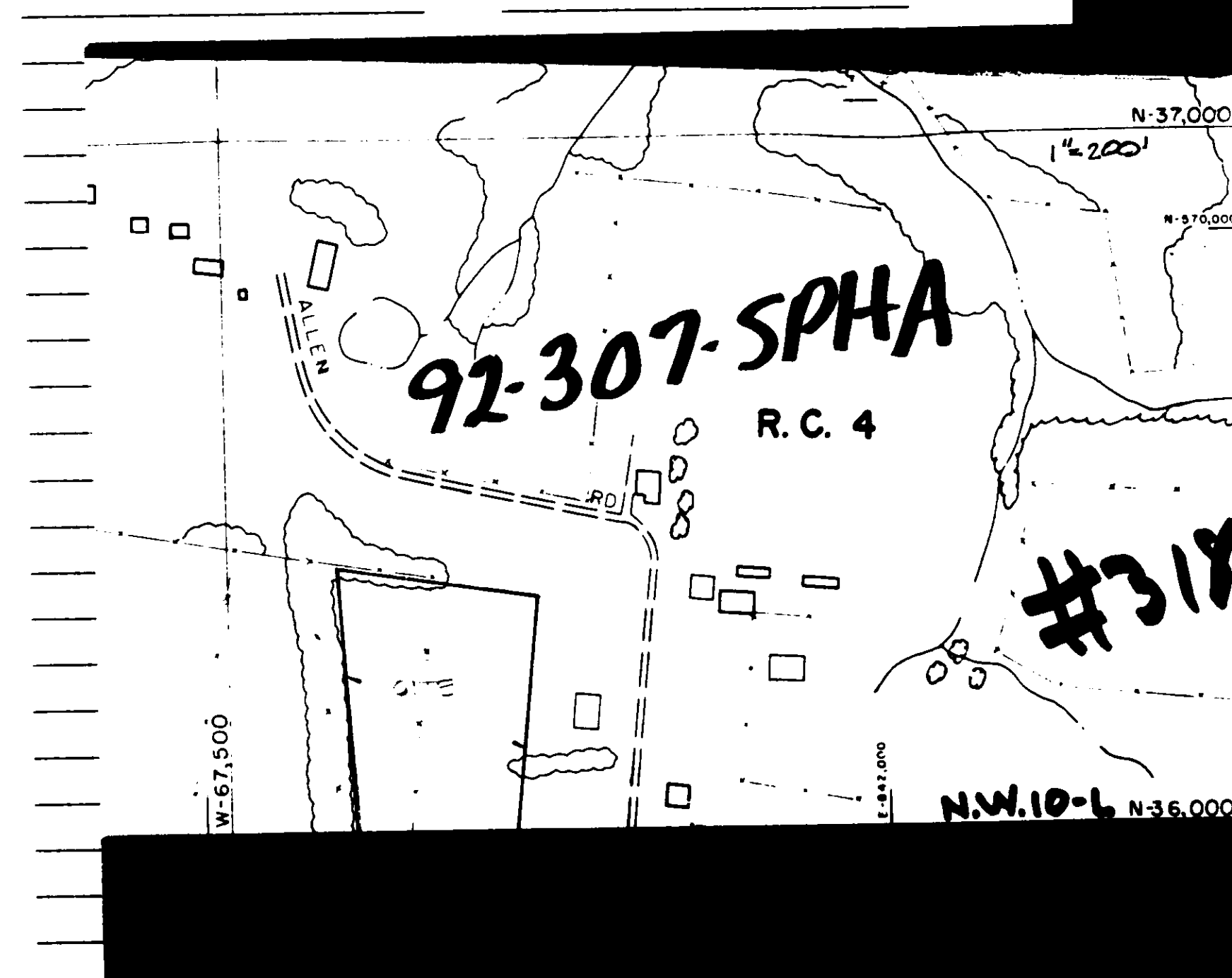
Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED
MAR 17 1992
ZONING OFFICE

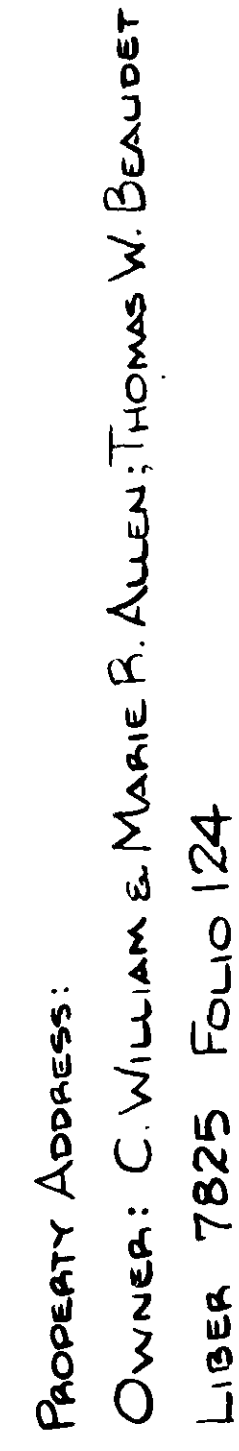
PETITIONERS
PROTESTING(S) SIGN-IN SHEET

NAME ADDRESS
#318 DOUG TRETHER/VANMAR ASSOC 310 S. MAIN ST. MT AIRY, MD 21771
ALLEN Thomas Benedict/OWNER 5761 OAKLAND RD SYKESVILLE, MD 21784



Map showing a property (Parcel B) with a building and driveway, situated near Mayland Ave. SW, Country Rd, Powell Rd. SW, and Warron. The map includes a north arrow and labels for 'TOWN' and 'RIVER'.

VICINITY MAP: 1" = 1000'



RC2
MARYLAND ROUTE 29
(LIBERTY ROAD)
(MARCEL 3 - 4.449), F. 571)
10/04/00 3 - OR 0.502 AC

LOCATION INFORMATION		ZONING OFFICE	
PUBLIC WORKS DISTRICT	2	USE ONLY	ITEM #
ELECTION DISTRICTS	144		
15 200' SQUARE MAP	AC-4		
ZONING	18 ADU'S		
LOT #			
WATER	<input type="checkbox"/>		
SEWER	<input type="checkbox"/>		
CONCRETE BAN CATION AREA			
DRIVE ZONING HEARINGS	NONE		

REVIEWED BY: _____ CASE # _____

DATE: JES. . .
SCALE: 1"=50'

PREPARED BY: CES

VANMAR ASSOCIATES INC.
Engineers-Surveyors-Planners
1000-10th Ave., Westgate 10772
VANCOUVER, B.C. V6M 1K1
(604) 683-2800 (604) 683-5551

